

**CITY COUNCIL & PLANNING & ZONING  
JOINT WORK SESSION  
FRISCO MUNICIPAL COMPLEX  
8750 MCKINNEY ROAD  
COUNCIL CHAMBERS  
FRISCO, TEXAS 75034  
MARCH 1, 2001  
6:30 P.M.**

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Seei called the meeting to order at 6:40 p.m. and announced a quorum was present. Those present were: Mayor Kathy Seei, Mayor Pro Tem Tracie Reveal, Deputy Mayor Pro Tem Gary Downey, Councilmember Steve Nichols, Councilmember Michael Osuna, Councilmember Maher Maso and Councilmember Mike Simpson.

Staff present: George Purefoy, City Manager, Jason Gray, Assistant to the City Manager, Scott Young, Assistant City Manager, John Lettellier, Director of Planning, Frank Jaromin, City Engineer and Teresa Filgo, Assistant City Secretary.

Planning and Zoning Commission Acting Chairman Scott Seifert called the meeting to order at 6:53 and announced a quorum was present. Those present were: Commissioner Scott Seifert, Commissioner Richard Caplan, Commissioner John Hamilton and Commissioner Jerry Sanders.

**2 Invocation.**

Mayor Seei delivered the invocation.

**3. Pledge of Allegiance.**

Deputy Mayor Pro Tem Downey led the pledge of allegiance.

**4. Presentation by Residential Strategies and the North Central Texas Council of Governments.**

John Lettellier introduced Ted Wilson and Jody Reese of Residential Strategies who presented a report on what lots are selling in Frisco. Mr. Wilson introduced the macro housing business and then introduced Mr. Reese who presented the events in Frisco.

John Lettellier introduced Mike Eastland, Executive Director of North Central Texas Council of Governments, who made a PowerPoint presentation on the impact of water

and sewer and the transportation issue.

Discussion and presentations, no formal action taken.

Mayor Pro Tem Reveal moved to recess at 9:10 p.m. Councilmember Nichols seconded the motion. Motion carried. Vote: 6-0. Commissioner Caplan moved to recess at 9:10 p.m. Commissioner Sanders seconded the motion. Motion carried. Vote: 4-0.

Councilmember Simpson moved to reconvene at 9:15 p.m. Mayor Pro Tem Reveal seconded the motion. Motion carried. Vote: 6-0. Commissioner Caplan moved to reconvene at 9:15 p.m. Commissioner Seifert seconded the motion. Motion carried. Vote: 5-0.

## **5. Discussion regarding lot diversity and best practices.**

John Lettellier gave a brief background on the lot diversity and asked the Council's direction.

Tony Felker spoke on a couple of points: a) against numbers and percentages and look on more what is needed; and b) respond to what is out there today.

Langley Ruede spoke on the market demand and variety of houses.

Justin Wakeland requested to stay with the diversity housing.

The Council was in consensus on the following issues and directives staff to proceed as follows:

- Pursue diverse product type for land slated for residential on comprehensive land use plan that is currently zoned agriculture
- Continue to pursue gaining open space for existing properties zoned SF-5; conduct research on existing SF-1, SF-2, and SF-3 that is ready for development but is not currently being developed and report back
- Establish diverse residential lot product in each of the high school feeder areas
- Continue to pursue quality residential development including: parks, sidewalks and special features
- Proactively implementation of the comprehensive land use plan as it relates to neighborhood centers and surrounding residential development
- Identify a) large segments of property that are most amendable to neighborhood centers with diverse residential product type surrounding the neighborhood center; and b) owners with contiguous properties who may be willing to work together to accomplish same
- Name open space as a separate zoning category – staff is already working on an overlay district to address this issue
- Initiate an incentive matrix in the near future to encourage these issues on which the Council is in consensus

- Quick hits: a) make the front yard/side yards setbacks consistent for SF-5, SF-4 and SF-3 – could see more developers ready to do SF-3; and b) do not require curbs and gutters on Residential Estate to bring down developer cost

Issues on which the Council is not in consensus:

- Whether or not the smaller size lot creates workforce housing
- If floodplain is to be considered open space
- For zoning requests where staff is unsure of Council intent, present developer requests to the Council early in the submission process to allow debate on emerging issues and allow correction before the developer/staff invest time in pursuing a direction the Council will not support
- Calculate a true and accurate density against the area that is developed – bring back as an agenda item
- Staff to present a report at a Council meeting in May

Discussion only, no formal action taken.

**6. Discussion regarding Zoning Case Z2000-18 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request to rezone 6.0± acres from Agricultural to Commercial-1 on the north side of F.M. 720, 1,550± feet east of F.M. 423. Neighborhood #44.**

John Lettellier presented a brief background on the corner of FM720 and FM 423 where the request is located.

Commissioner Caplan presented a PowerPoint picture of the corner.

The consensus of the City Council and the Planning and Zoning Commission was to recommend the consideration of changing the comprehensive land use plan on the northeast corner of FM 720/FM 423 other than residential.

Staff is to take this request through the process to consider changing the comprehensive land use plan for this corner.

Discussion only, no formal action taken.

**7. Discussion regarding Specific Use Permit SUP2000-12 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44.**

This item was discussed with Item #6.

**8. Discussion regarding amending Frisco Ordinance Nos. 00-12-23, 00-10-16, 00-05-19 and 00-08-18 providing for the extension of a temporary suspension of the acceptance of the applications for zoning cases, concept plans, preliminary site**

**plans, final site plans, conveyance plats, preliminary plats, final plats and replats for multifamily developments in the City of Frisco.**

This item was not discussed.

**9. Adjourn.**

There being no further discussion, the meeting adjourned at 11:38 p.m.

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Kathleen A. Seei, Mayor

ATTEST:

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Nan Parker, City Secretary

**CITY COUNCIL SPECIAL CALLED MEETING  
FRISCO MUNICIPAL COMPLEX  
8750 MCKINNEY ROAD  
COUNCIL CHAMBERS  
FRISCO, TEXAS 75034  
MARCH 1, 2001  
IMMEDIATELY FOLLOWING  
CITY COUNCIL & PLANNING & ZONING  
JOINT WORK SESSION**

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Seei called the meeting to order at 11:38 p.m. and announced that a quorum was present. Those present were: Mayor Kathy Seei, Mayor Pro Tem Tracie Reveal, Deputy Mayor Pro Tem Gary Downey, Councilmember Steve Nichols, Councilmember Michael Osuna, Councilmember Maher Maso and Councilmember Mike Simpson.

Staff present: George Purefoy, City Manager, Jason Gray, Assistant to the City Manager, Scott Young, Assistant City Manager, John Lettellier, Director of Planning, Frank Jaromin, City Engineer and Teresa Filgo, Assistant City Secretary.

**2. Public Hearing: Zoning Case Z2000-18 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request to rezone 6.0± acres from Agricultural to Commercial-1 on the north side of F.M. 720, 1,550± feet east of F.M. 423. Neighborhood #44. Consider and act to instruct staff to prepare an ordinance on the above request. Tabled at the November 21, 2000, January 16, 2001 and February 6, 2001 City Council Meeting.**

Councilmember Osuna moved to remove from table. Councilmember Maso seconded the motion. Motion carried. Vote: 6-0.

Mark DeMattia, applicant, spoke in favor of the request. He stated that he is willing to work with staff and the Council.

Councilmember Osuna made a motion to **table** the request until the May 15, 2001 City Council Meeting. Mayor Pro Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

**3. Public Hearing: Specific Use Permit SUP2000-12 Applicant(s): 1200 F.M. 720 Assoc., Ltd. A request for a Specific Use Permit for a Self-Storage/Mini-Warehouse facility on 4.9± acres on the north side of F.M. 720, 1,550± feet east of F.M. 423. Zoned Agricultural. Requested zoning is Commercial-1. Neighborhood #44. Consider and act to instruct staff to prepare an ordinance on the above**

request. Tabled at the November 21, 2000, January 16, 2001 and February 6, 2001 City Council Meeting.

Councilmember Maso made a motion to **table** SUP2000-12 until the May 15, 2001 City Council meeting. Councilmember Osuna seconded the motion. Motion carried. Vote: 6-0.

- 4. Consider and act upon adoption of an Ordinance amending Frisco Ordinance Nos. 00-12-23, 00-10-16, 00-05-19 and 00-08-18 providing for the extension of a temporary suspension of the acceptance of the applications for zoning cases, concept plans, preliminary site plans, final site plans, conveyance plats, preliminary plats, final plats and replats for multifamily developments in the City of Frisco.**

Staff was instructed to work with the City Attorney on the ordinance.

Mayor Pro Tem Reveal moved to adopt **Ordinance No. 01-03-15 with the extension to be 90 days**. Councilmember Osuna seconded the motion. Motion carried. Vote: 6-0.

**5. Adjourn.**

There being no further business, the meeting adjourned at 11:50 p.m.

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Kathleen A. Seei, Mayor

ATTEST:

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Nan Parker, City Secretary

**REGULAR CITY COUNCIL MEETING  
FRISCO MUNICIPAL COMPLEX  
8750 MCKINNEY ROAD  
COUNCIL CHAMBERS  
FRISCO, TEXAS 75034  
MARCH 6, 2001  
6:30 P.M.**

**MINUTES**

**1. Call to Order/Roll Call.**

Mayor Seei called the meeting to order at 6:30 p.m. and announced a quorum was present.

Those present were: Mayor Seei, Deputy Mayor Pro-Tem Downey, Mayor Pro-Tem Reveal, Council member Simpson, Council member Osuna, Council member Nichols and Council member Maso.

Staff present: George Purefoy, City Manager, Curtis Hawk, Assistant City Manager, Scott Young, Assistant City Manager, Jason Gray, Assistant to the City Manager, John Lettelleir, Director of Planning, Frank Jaromin, City Engineer, Richard Abernathy, City Attorney and Nan Parker, City Secretary.

**2. Invocation.**

Mayor Seei said the invocation.

**3. Pledge of Allegiance.**

Deputy Mayor Pro-Tem Downey led the audience in the Pledge of Allegiance.

**4. Citizen Input.**

There was no one present to address the Council during citizen input.

**5. Reports.**

- A. Council report on "City Celebrations" for municipal projects successfully completed.

Council member Simpson congratulated the Police Department on their receipt of "COPS" grant.

Council member Osuna stated the FEDC website should be a great marketing tool.

Mayor Pro-Tem Reveal commented on the improvements to the Youth Center Park and Red Cedar Park (tot playground). Ms. Reveal stated that she has had complaints from citizens regarding the flags at the veteran's memorial not being either take down at night or lighted if flying. Mr. Purefoy stated that he would find out who was responsible for the care of the area and ask that the flags be handled in the correct manner. Mayor Pro-Tem Reveal reminded the audience of the citywide clean up on April 28, 2001.

Mayor Seei recognized two winners in the Dallas Business Journal's Annual: *The Best Real Estate Deals of 2000*". The winners were The Centre at Preston Ridge for retail and Hall Office Park for office.

Mayor Seei also informed the council of recent legislative activity. S.B. 377 allowing for a local option election to sell beer and wine in Frisco grocery stores has passed out of Senate Committee and has been forwarded to the House of Representatives. Senator Florence Shapiro is carrying the bill for the Senate and Representative Jerry Madden will carry the bill in the house. Mayor Seei requested that council and citizens thank Senator Shapiro and Representative Madden for their leadership.

Council member Maso informed the council that the Collin County Day in Austin had been very productive.

City Secretary Nan Parker asked for clarification on the disclosure form required by the Code of Ethics the council had requested. Mayor Pro-Tem Reveal stated that she would work with Ms. Parker.

B. City Manager's update of "Project Status Tracking Report Governance Tool".

No discussion.

C. Staff's update on the Tree Ordinance and Creek Ordinance.

Elaine Butler, 15800 Custer Trail, Frisco addressed the council regarding the recent removal of "cypress elms" along the creek behind her home in Custer Creek. She requested that "cypress elms" be added to the protected trees list.

Nancy Siebert, 9800 Dogwood Trail, Frisco addressed the council regarding the tree and creek ordinances. She requested that the ordinances be enforced to the maximum.

Discussion only, no formal action was taken.

D. Staff's update on the transportation issues.



Discussion only, no formal action was taken.

E. Staff reports on Park Development Projects recommended by the Parks and Recreation Board.

Rick Wieland, Director of Parks & Recreation updated the council on park development projects as recommended by the Parks & Recreation Board. Discussion only, no formal action was taken.

F. Staff update on sales tax revenue.

Jason Gray, Assistant to the City Manager updated the council on the sales tax revenue. Discussion only, no formal action was taken.

G. Mayor's update of the status of DART.

Mayor Seei updated the council on the status of DART. Discussion only, no formal action was taken.

## **6. Consent Agenda**

The Consent Agenda was considered for approval. Council member Simpson moved to approve the Consent Agenda. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

- A. Consider and act upon approval of the Minutes of the Regular City Council Meeting held on February 19, 2001.
- B. Approval of an Interlocal Agreement to conduct an election among the City of Frisco, The Texas Natural Resource Conservation Commission and the North Texas Municipal Water District and adoption of **Resolution 01-03-36R** authorizing the City Manager to sign the Agreement.
- C. Approval of a Contract for Election Services among the City of Frisco, Frisco ISD and the Elections Administrator of Collin County and adoption of **Resolution 01-03-37R** authorizing the Mayor to sign the Contract.
- D. Consider and act upon approval of tax refunds of over \$500.00.
- E. Adoption of **Resolution 01-03-38R** approving Supplemental Tax Roll No. 28 for 1998.
- F. Adoption of **Resolution 01-03-39R** approving Supplemental Tax Roll No. 6 for 2000.
- G. Consider and act upon approval of Pay Estimate No. 2 for Project No. 363, Frisco Industrial Partners, Ltd. to Frisco Industrial Partners, Ltd. in the amount of \$36,400.03.
- H. Consider and act upon approval of Invoice No. 01-130 for Progress Payment #2 - Community Development Software to CRW Associates in the amount of \$13,008.40.
- I. Consider and act upon approval to purchase (1) 2001 1/2 Ton Extended Cab , V/8

for the Building Inspections Department from H.G.A.C. in the amount of \$20,764.53.

- J. Consider and act upon acceptance of letter of resignation of Lance Wenmohs from the Parks and Recreation Board.
- K. Consider and act upon approval of Pay Estimate No. 6 for Warren Sports Complex Phase IV to Carter and Burgess, Inc. in the amount of \$10,221.39.
- L. Consider and act upon approval of Pay Estimate No. 15 for Warren Sports Complex Phase III to Carter and Burgess in the amount of \$500.00.
- M. Consider and act upon approval of Pay Estimate No. 16 for Warren Sports Complex Phase III to Carter and Burgess in the amount of \$500.00.
- N. Consider and act upon approval of Pay Estimate No. 07 for Warren Sports Complex Phase IV to Carter and Burgess in the amount of \$6,254.65.
- O. Consider and act upon approval of Invoice No.12762A for Master Plan to Southwest Community Park to Newman, Jackson, Bieberstein, Inc. in the amount of \$2,028.00.
- P. Consider and act upon approval of Invoice No.12762 for Master Plan to Trails Neighborhood to Newman, Jackson, Bieberstein, Inc. in the amount of \$4,499.76.
- Q. Consider and act upon approval of Pay Estimate No. 14 for Project No. 3, Lebanon Road/Parkwood to Mario Sinicola & Sons in the amount of \$521,636.12.
- R. Consider and act upon approval of Pay Estimate No. 2 for Project No. 154, Gaylord Parkway and Ohio Drive Phase I to Glenn Thurman, Inc. in the amount of \$79,349.70.
- S. Consider and act upon approval of Pay Estimate No. 4 for Project No. 26, Wastewater Reuse System Phase II to Gracon Construction, Inc. in the amount of \$88,400.14.
- T. Consider and act upon approval of Pay Estimate No. 2 for Project No. 217, Custer Road Pump Station #2 to Gracon Construction, Inc. in the amount of \$467,287.47.
- U. Consider and act upon approval of Change Order No. 1 for Project No. 217, Custer Road Pump Station #2 to Gracon Construction, Inc. in the amount of \$87,500.00.
- V. Consider and act upon approval of Final Acceptance of Project #243, Waterford Falls, Phase 2-A.
- W. Consider and act upon approval of Final Acceptance of Project #296, Stockard Drive (Frisco Corners).
- X. Consider and act upon approval of Final Acceptance of Project #199, Legendary Drive.
- Y. Consider and act upon approval of Final Acceptance of Project #275, Frisco Corners, Lot 1, Blk. 2 (Lee Lighting).
- Z. Approval of an Agreement for a Compensation and Classification Study by and between the City of Frisco and Public Sector Personnel Consultants and adoption of **Resolution 01-03-40R** authorizing the City Manager to sign the Agreement.
- AA. Adoption of Resolution **01-03-41R** requesting that the Texas Department of Transportation release its maintenance operations responsibilities on F.M. 2934 from the Dallas Parkway to F.M. 720 (Main Street).
- BB. Adoption of **Resolution 01-03-42R** requesting that the Texas Department of Transportation release its maintenance operations responsibilities on F.M. 720 from F.M. 423 to S.H. 289 and supporting the renumbering of F.M. 720 to F.M. 424

to F.M. 423.

## END OF CONSENT AGENDA

### **7. Legislative Agenda**

The Legislative Agenda was considered for approval. Council member Osuna moved to remove items 7D, E, and P. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

Mayor Pro-Tem Reveal moved to remove Item 7R. Council member Simpson seconded the motion. Motion carried. Vote: 6-0.

Council member Maso moved to remove Item 7O. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

Mayor Pro-Tem Reveal moved to approve the Legislative Agenda, excluding items D.E.P.R. and O. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

- A. Approval of a Final Plat: The Fairways - Phase 4  
Applicant(s): Alan Jones, Pulte Homes of Texas 122 single-family lots on 27.7± acres 1,200± feet west of Teel, 1,300± south of F.M. 2934 (Eldorado Parkway). Zoned Planned Development-92. Neighborhood #44.
- B. Assessment of impact fees for The Fairways - Phase 4.
- C. Approval of a Final Plat: Three Magnolias, Block A, Lot 1  
Applicant(s): James K. Petty and Oak Branch Trust A single-family home on one lot on 12.8± acres on the east side of County Road 112 (future Independence Parkway), 2,170± feet south of F.M 720 (Main Street). Zoned Agricultural. Neighborhood #16.
- D. Approval of a Final Plat & Site Plan: Standridge Addition Block A, Lot 2 (Lebanon Plaza) Applicant(s): V.P. Partners and Standridge Companies A convenience store with gas pumps on one lot on 1.4± acres on the northwest corner Lebanon Road and Coit Road. Zoned Commercial-1. Neighborhood #24.

Council member Osuna moved to approve the Final Plat & Site Plan subject to:

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Site Plan

Staff approval of the landscape, facade and screening plans.

Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

E. Assessment of impact fees for Standridge Addition Block A, Lot 2.

Council member Osuna moved to assess the impact fees as recommended. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

F. Approval of a Final Plat & Site Plan: Pioneer Middle School Block A, Lot 1 Applicant(s): Frisco ISD A one story middle school on one lot on 22.9± acres on the southeast corner of Twin Falls Drive and High Shoals Drive. Zoned Planned Development-41-Single-Family-4. Neighborhood #42.

G. Consider and act upon approval of a Conveyance Plat, Final Plat & Site Plan: Centennial High School Addition Applicant(s): Frisco ISD An high school on three lots on 76.5± acres on the southwest corner of Coit Road and future Rolater Road. Zoned Agricultural. Neighborhood #44.

H. Consider and act upon approval of a Conveyance Plat / Final Plat, Preliminary Site Plan and Site Plan: Northstar Business Park (Frisco Tech Center) Applicant(s): Connell Development Co. Two one story office warehouse buildings on two lots on 11.6± acres on the northeast corner of F.M. 2934 (Frisco Street) and Technology Drive. Zoned Commercial-2 Neighborhood #46.

I. Consider and act upon assessment of impact fees for Northstar Business Park (Frisco Tech Center).

J. Consider and act upon approval of a Site Plan: Heritage Village Amenity Center Applicant(s): Dalwestern Frisco L.P. An amenity center on one lot on 0.9± acre on the southeast corner of Robertson Drive and Nicholson Drive. Zoned Patio-Home. Neighborhood #42.

K. Consider and act upon approval of a Final Plat: Frisco Heights Phase 1 Applicant(s): Frisco Heights, Ltd and Five Star Development Co. Inc. 130 Single-Family-4 lots on 49.9± acres on the north side of Eldorado Parkway, 900± feet west of Custer Road. Zoned Planned Development Single Family-4. Neighborhood #6.

L. Consider and act upon assessment of impact fees for Frisco Heights Phase 1.

M. Consider and act upon approval of a Preliminary Site Plan: Stonebriar Church of Christ, Block A, Lot 1 Applicant(s): Stonebriar Church of Christ and Frisco EZ Storage A church on one lot on 1.5± acres on the south side of Stonebrook Parkway, 50± feet east of Rolling Brook Drive. Zoned Commercial-1. Neighborhood #23.

N. Consider and act upon approval of a Revised Preliminary Site Plan, Site Plan, Conveyance Plat & Final Plat: Frisco Market Place, Block A, Lots 1-6 Applicant(s): Liberty Federal Savings Bank A bank and a retail building on two lots on 1.9± acres on the west side of Preston Road, 540± feet south of Rolater Drive. Zoned Commercial-1. Neighborhood #24.

O. Consider and act upon assessment of impact fees for Frisco Market Place, Block A, Lots 1-6.

Council member Maso moved to approve the assessment of the impact fees subject to the developer's agreement. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

- P. Consider and act upon approval of a Conveyance Plat & Revised Preliminary Site Plan: Standridge Addition Block A, Lots 2 & 3 Applicant(s): V.P. Partners and Standridge Companies Two one story retail buildings on two lots on 2.8± acres on the north side of Lebanon Road 260± feet west of Coit Road. Zoned Commercial-1. Neighborhood #24.

Council member Osuna moved to approve the Conveyance Plat & Revised Preliminary Site Plan subject to:

Revised Preliminary Site Plan

Staff approval of façade plan with each site plan.

Conveyance Plan

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Council member Simpson seconded the motion. Motion carried. Vote: 6-0.

- Q. Consider and act upon approval of a Amended Plat: Starwood, Phase Two, Village 9, Block H, Lot 1 Applicant(s): Blue Star Land, L.P. One single-family lot on 0.6± acre on the northwest corner of Starwood Drive and Chamberlyne Drive. Zoned Planned Development-106. Neighborhood #22.
- R. Adoption of an Ordinance authorizing the issuance of City of Frisco, Texas Combination Tax and Revenue Certificates of Obligation, Series 2001, in the principal of \$7,800,000.00.

David Medanich, First Southwest informed the council the city had received an AAA rating for the second time. Following discussion, Council member Maso moved to adopt **Ordinance No. 01-03-16** therein issuing the Combination Tax and Revenue Certificates of Obligation, Series 2001, in the principal amount of \$7,800,000.00 to Bank of America with an interest rate of 5.03%. Deputy Mayor Pro-Tem Downey seconded the motion. Motion carried. Vote: 6-0.

- S. Adoption of **Ordinance No. 01-03-17** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01 Article IV (Off street parking Z2000-70)
- T. Adoption of **Ordinance No. 01-03-18** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01 Article II, Section 3 (Use of land and buildings) and Article II Section 4 (In home daycare Z2000-61)
- U. Adoption of **Ordinance No. 01-03-19** amending Frisco's Comprehensive Zoning

- Ordinance No's. 00-11-01 Article IV (Development guidelines for certain uses adjacent to residential zoning Z2000-68)
- V. Adoption of **Ordinance No. 01-03-20** amending Frisco's Comprehensive Zoning Ordinance No's. 94-08-19 Section 7 (Alley waivers Z2000-69)
  - W. Adoption of **Ordinance No. 01-03-21** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01, 85-07-03 and 99-09-29 rezoning a tract of land consisting of 147.23 acres from agricultural to Single Family-4, Commercial 2, and Industrial. PD SF5/4. (Kings Gardens Z2000-46)
  - X. Adoption of **Ordinance No. 01-03-22** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01 rezoning a tract of land consisting of 236.48 acres from Agricultural to PD SF5, SF4, SF3, R and O2. (Cobb Family Farm Z2000-71)
  - Y. Adoption of **Ordinance No. 01-03-23** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01 granting a Specific Use Permit for a metal building. (Scherer metal building SUP2000-38)
  - Z. Adoption of **Ordinance No. 01-03-24** amending Frisco's Comprehensive Zoning Ordinance No's. 00-11-01 granting a Specific Use Permit for an electrical transmission substation. (TXU electrical substation - Rolater Road SUP2001-01)

#### END OF LEGISLATIVE AGENDA

#### **Regular Agenda**

The Regular Agenda was considered for approval.

#### **8. Consider and act upon acceptance of the Annual Financial Report for the Fiscal Year ending September 30, 2000.**

Tom Pingleton was present to address the council regarding the 2000 Audit. Mr. Pingleton congratulated Mr. Purefoy, Donna Koerth, Finance Director and her staff for a job well done. Following presentation, Council member Maso moved to accept the Annual Financial Report for the Fiscal Year ending September 30, 2000. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

#### **9. Public Hearing: Zoning Case ZA2001-02 Applicant(s): City of Frisco A request to amend the Comprehensive Zoning Ordinance to clarify amend side yard regulations for Patio-Home districts. Consider and act to instruct staff to prepare an Ordinance on the above request.**

Mayor Pro-Tem Reveal moved to open the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

There being no present to speak for or against the request, Mayor Pro-Tem Reveal moved to close the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

City Council asked staff to review the possibility of increasing the overhang from eight-inches to 15-inches and report back to City Council with the ordinance.

Council member Osuna moved to instruct staff to prepare an ordinance with a report regarding the overhang and the decision to be included in the ordinance. Deputy Mayor Pro-Tem Downey seconded the motion. Motion carried. Vote: 6-0.

**10. Public Hearing: Zoning Case Z2001-01 Applicant(s): TXU and Voice Stream Wireless A request to rezone 2.8+ acres on the west side of Preston Road, 630+ feet north of County Road 24 from Agricultural to Office-2. Consider and act to instruct staff to prepare an Ordinance on the above request. Neighborhood #3.**

Mayor Pro-Tem Reveal moved to open the public hearing. Council member Simpson seconded the motion. Motion carried. Vote: 6-0.

Brenda McDonald, representing Voice Stream was present to address the council requesting their approval of the request.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

There being no one else present to speak for or against the request, Council member Maso moved to close the public hearing. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Council member Simpson moved to instruct staff to prepare an ordinance rezoning the 2.8 acres, more or less, from Agriculture to Office-2. Deputy Mayor Pro-Tem Downey seconded the motion. Motion carried. Vote: 6-0.

**11. Public Hearing: Specific Use Permit SUP2001-02 Applicant(s): TXU and Voice Stream Wireless A request for a Specific Use Permit for an Antenna (Commercial, Radio, TV, Relay, or Microwave over 50 Feet) on 2.8+ acres on the west side of Preston Road, 630+ feet north of County Road 24. Zoned Agricultural. Requested zoning is Office-2 with a Specific Use Permit for an Antenna (Commercial, Radio, TV, Relay, or Microwave over 50 Feet). Consider and act to instruct staff to prepare an Ordinance on the above request. Neighborhood #3.**

Council member Osuna moved to open the public hearing. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

Brenda McDonald, representing Voice Stream, requested the council approve the request as submitted.

There being no one else present to speak for or against the request, Council member Maso moved to close the public hearing. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Mayor Pro-Tem Reveal moved to instruct staff to prepare an ordinance granting the Specific Use Permit as requested. Council member Simpson seconded the motion. Motion carried. Vote: 6-0.

**12. Consider and act upon approval of a Site Plan & Final Plat: TXU/289 Addition, Block 1, Lot 1 Applicant(s): TXU and Voice Stream Wireless An existing tower on one lot on 2.8+ acres on the west side of Preston Road, 630+ feet north of County Road 24. Zoned Agricultural. Requested zoning is Office-2 with a Specific Use Permit for an Antenna (Commercial, Radio, TV, Relay, or Microwave over 50 Feet). Neighborhood #3.**

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

Following discussion, Council member Simpson moved to approve the site plan and final plat subject to:

Site Plan

1. Staff approval of the landscape plan.
2. City Council approval of the ordinances for Zoning Case Z2001-01 and Specific Use Permit SUP2001-02.

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

**13. Consider and act upon assessment of impact fees for TXU/289 Addition, Block 1, Lot 1.**

Mayor Pro-Tem Reveal moved to approve the assessment of impact fees for TXU/289 Addition, Block 1, Lot 1. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

**14. Public Hearing: Zoning Case Z2000-75 Applicant(s): Bear Trap Partnership Fund, Ltd. A request to rezone 35.0±acres on the southeast corner of Preston Road and U.S. 380 from Agricultural to Highway. Consider and act to instruct staff to prepare an Ordinance on the above request. Neighborhood #2.**

Council member Nichols moved to open the public hearing. Mayor Pro-Tem Reveal



seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

Peter Kavanaugh was present to address the council requesting their approval of the request.

There being no one else present to speak for or against the request, Council member Nichols moved to close the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

Council member Maso moved to instruct staff to prepare an ordinance rezoning the property from Agricultural to Highway. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

**15. Public Hearing: Zoning Case Z2000-76 Applicant(s): Beaver Trap Partnership Funds Ltd. A request to rezone 24.6+ acres on the southeast corner of future Dallas North Tollway and U.S. 380 from Agricultural to Highway. Consider and act to instruct staff to prepare an Ordinance on the above request. Neighborhood #53.**

Council member Maso moved to open the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the council on the staff and the Planning & Zoning Commission's recommendations. He informed the council that the Tollway Overlay District will apply to this tract.

Peter Kavanaugh was present to address the council requesting their approval of the request. Mr. Kavanaugh agreed that they would comply with the Tollway Overlay District upon development.

There being no one else present to speak for or against the request, Mayor Pro-Tem Reveal moved to close the public hearing. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Mayor Pro-Tem Reveal moved to instruct staff to prepare an ordinance rezoning 24.6 acres, more or less, from Agricultural to Highway. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

**16. Public Hearing Replat: The Center at Preston Ridge Phase 2-A Block A lots 2R, 4, 5, 6, 7, & 8 Applicant(s): Briar Preston Ridge South, L.P., Gourmet and Fitness, L. C., Eathan Allen. Inc., Greenbriar/Frisco Partnership, L.P., A restaurant and furniture store on six lots on 13.9± acres on the northeast corner of S. H. 121 and Parkwood Boulevard. Zoned Planned Planed Development-25- Business Center. Neighborhood #35.**

Mayor Pro-Tem Reveal moved to open the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

There being no one present to speak for or against the request, Council member Nichols moved to close the public hearing. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Mayor Pro-Tem Reveal moved to approve the replat of The Centre at Preston Ridge, Phase 2-A, Block A, Lots 2R, 4,5,6,7 and 8. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

**17. Public Hearing/Replat: Starwood, Phase Two, Village 10, Block C, Lots 1-8**  
**Applicant(s): Blue Star Land, L.P. Eight patio home lots on 1.9± acres on the north side of Arrowhead Drive at the intersection of Star Trail Lane. Zoned Planned Development-106. Neighborhood #22.**

Council member Nichols moved to open the public hearing. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

John Lettelleir updated the Council on the staff and the Planning & Zoning Commission's recommendations.

There being no present to speak for or against the request, Council member Maso moved to close the public hearing. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Mayor Pro-Tem Reveal moved to approve the Replat of Starwood, Phase Two, Village 10, Block C, Lots 18. Council member Simpson seconded the motion. Motion carried. Vote: 6-0.

**18. Consider and act upon approval of Site Plan & Final Plat: Phelps and Wood Addition, Block 1, Lot 1 Applicant(s): Metricom, Architects Phelps/Wood, and Whalen & Company An existing office and an existing tower on one lot on 1.0+ acre on the southeast corner of F.M. 720 (Main Street) and Taft Powell Road. Zoned Agricultural with Specific Use Permit-51 for a Telecommunications Antenna. Neighborhood #18. Tabled at the February 6 and February 19, 2001 City Council Meeting.**

Mayor Pro-Tem Reveal moved to recess into Closed Session as authorized by Texas Government Code Section 551.071 private consultation with City Attorney. Council member Osuna seconded the motion. Motion carried. Vote: 6-0. Mayor Seei announced the Council was in Closed Session at 9:00 p.m.

Council member Osuna moved to reconvene into regular session at 10:15 p.m. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

Mayor Pro-Tem Reveal moved to continue the waiver of the final plat approval and to table the site plan. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

**19. Consider and act upon assessment of impact fees of Phelps and Wood Addition, Block 1, Lot 1. (Metricom). Tabled at the February 6 and February 19, 2001 City Council Meeting.**

Mayor Pro-Tem Reveal moved to recess into Closed Session as authorized by Texas Government Code Section 551.071 private consultation with City Attorney. Council member Osuna seconded the motion. Motion carried. Vote: 6-0. Mayor Seei announced the Council was in Closed Session at 9:00 p.m.

Council member Osuna moved to reconvene into regular session at 10:15 p.m. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

Mayor Pro-Tem Reveal moved to table action. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

**20. Discussion regarding Underground Utility Requirement.**

Discussion only, no formal action was taken.

**21. Consider and act upon the selection of individuals for the Project Advisory Committee.**

Council member Nichols appointed Tim Roddy.  
Council member Simpson appointed David Porter.  
Council member Osuna appointed Keith Stevens.  
Mayor Pro-Tem Reveal appointed Chris Moss.  
Council member Maso appointed Dewayne Stewart.  
Deputy Mayor Pro-Tem Downey appointed Scott Gibbs.  
Mayor Seei appointed Langley Reude.

John Lettelleir had recommendations from different areas of the development community. He recommended the following:

- Retail – Dave Denison and David Palmer.
- Multi-family – Paul Johnston and a name to be brought forth.
- Office – Larry Levy and a name to be brought forth.

Mayor Pro-Tem Reveal moved to appoint the board as above. Council member Maso

seconded the motion. Motion carried. Vote: 6-0.

Following additional discussion, Council member Simpson moved to appoint Cindy Utley and Paul Vascinda as alternates. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

Council requested that the summary of the Joint Work Session held on March 1, 2001 be brought to the next council meeting for discussion regarding lot diversity.

**22. Consider and act upon adoption of a Resolution adopting the City Council Handbook.**

Mayor Pro-Tem Reveal moved to adopt **Resolution No. 01-03-43R** subject to the recommended changes being included in the text. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

**23. Consider and act to instruct staff to amend the Tree Ordinance.**

The council and audience had numerous questions on the existing Tree Ordinance. Following discussion, Mayor Pro-Tem Reveal moved to table the item for staff review to answer the questions. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

At the next council meeting the following should be invited to attend: Land Owner, Developer and Excavator. This case study will be used to determine what, if any, changes need to be made to the Tree Preservation Ordinance, the Creek Ordinance and to consider if additional legislative action is needed.

**24. Consider and act to instruct staff to amend the Creek Ordinance.**

Mayor Pro-Tem Reveal moved to table the item. Council member Nichols seconded the motion. Motion carried. Vote: 6-0.

**25. Discussion regarding establishment of a calendar for a City Council Member to be present at the monthly meeting of Frisco Economic Development Corporation Board.**

Discussion regarding the establishment of a calendar for a council member to be present at the FEDC board meetings. Staff was instructed to prepare a calendar for each member to attend beginning with Place 3 in March, Place 4 in May, Place 5 in June, etc.

**26. Governance Agenda**

Jason Gray, Assistant to the City Manager, reviewed the following with council:

Policy Title: Ends Monitoring Process  
Review of Ends Monitoring Reports.

Discussion only, no formal action was taken.

**27. Consider and act upon approval of Tax Abatement Agreement with Stonecreek Land, L.P. by and between Stonecreek Land, L.P. and the City of Frisco and adopt a Resolution authorizing the City Manager to sign the Agreement. Tabled at the February 19, 2001 City Council Meeting.**

Council member Simpson moved to remove the item from the table. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

Following discussion, Council member Maso moved to table the item to allow staffs review. Council member Osuna seconded the motion. Motion carried. Vote: 6-0.

**28. Consider and act upon approval of a Development Agreement by and between City of Frisco and Stonecreek Land, L.P. and adopt a Resolution authorizing City Manager to sign the Agreement.**

Following discussion, Mayor Pro-Tem Reveal moved to table the item to allow staffs review. Council member Maso seconded the motion. Motion carried. Vote: 6-0.

**29. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code**

Mayor Pro-Tem Reveal moved to recess into Closed Session as authorized by Texas Government Code Section 551.086. Deliberation regarding commercial or financial information that the City has received from a business prospect and to deliberate the offer or other incentives to a business prospect. Council member Osuna seconded the motion. Motion carried. Vote: 6-0. Mayor Seei announced the Council was in Closed Session at 9:00 p.m.

**30. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.**

Council member Osuna moved to reconvene into regular session at 10:15 p.m. Mayor Pro-Tem Reveal seconded the motion. Motion carried. Vote: 6-0.

No action was taken as a result of the closed session regarding commercial or financial information.

**31. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.**

As a result of the meeting, the staff was instructed to prepare or follow-up on the

following items:

- Check the status of who monitors the flags at the veterans' memorial.
- Report on the restrooms facilities at Warren Sports Complex.
- Council requested that the cutting of trees on the north side of Custer Creek be used as a case study.
- Formally place on agenda DART Resolution and conduct a public hearing at the same time Council member Nichols to meet with John Lettelleir regarding overhang standards of awnings.
- Perry Hart was instructed to survey other cities to determine how they paid for their underground utilities.
- Attendance reports on board members to be provided to the council.
- Mr. Purefoy is to bring forth a report on board attendance.
- Perry Hart was instructed to furnish an update on the ten standards for improving development services. He was asked for a base line and for improvement data

**32. Discussion on Governance's Monitoring of present City Council Meeting.**

Council member Maso monitored the meeting. He stated the council was prepared. The meeting was slow at the beginning, picked up in the middle and then slowed down again at the end. He stated the council should follow policy and be fair to all in timing. City Secretary is to notify speaker when they have exceeded their time limit. City Secretary will have an appropriate timer to signal when time is up. Mayor Seei asked each council member to be responsible for their own behavior in maintaining discussion at a governance level and not delving into what should be staff work.

Council member Osuna recommended a review of the length of time from 3 minutes to 5 minutes.

Discussion only, no formal action was taken.

**33. Adjourn.**

There being no additional business, the meeting was adjourned at 11:45 p.m.

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Kathleen A. Seei, Mayor

Attest:

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Nan Parker, City Secretary

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